



# VASWANI OAKMONT

Spaces that help Build your Business





VASWANI

# THE RIGHT SPACE TO BUILD YOUR BUSINESS

Your workspace is more than a productive environment—it symbolizes your brand aspirations.

Think to the future:

- Does the Space project the image you want for an extended period of time?
- Will your employees want to work here?
- Can you attract new recruits to this address?
- What kind of impression will the Space make on guests?
- Does it offer a combination of character, proximity to peers and convenience, infrastructure, entertainment, hotels etc.?

Never underestimate the importance of all the above to the future of your business.



**PRESENTING**

**VASWANI  
OAKMONT**

*Space that just works.*

*Strategically located near the Embassy  
Golf Links Business Park, Bangalore  
directly overlooking the KGA  
Championship Golf Course.*



# VASWANI OAKMONT

Grade A Commercial Office Development  
racing completion located near the Embassy  
Golf Links Business Park and Hotel Hilton,  
Bangalore

Development size: 30,000 square feet

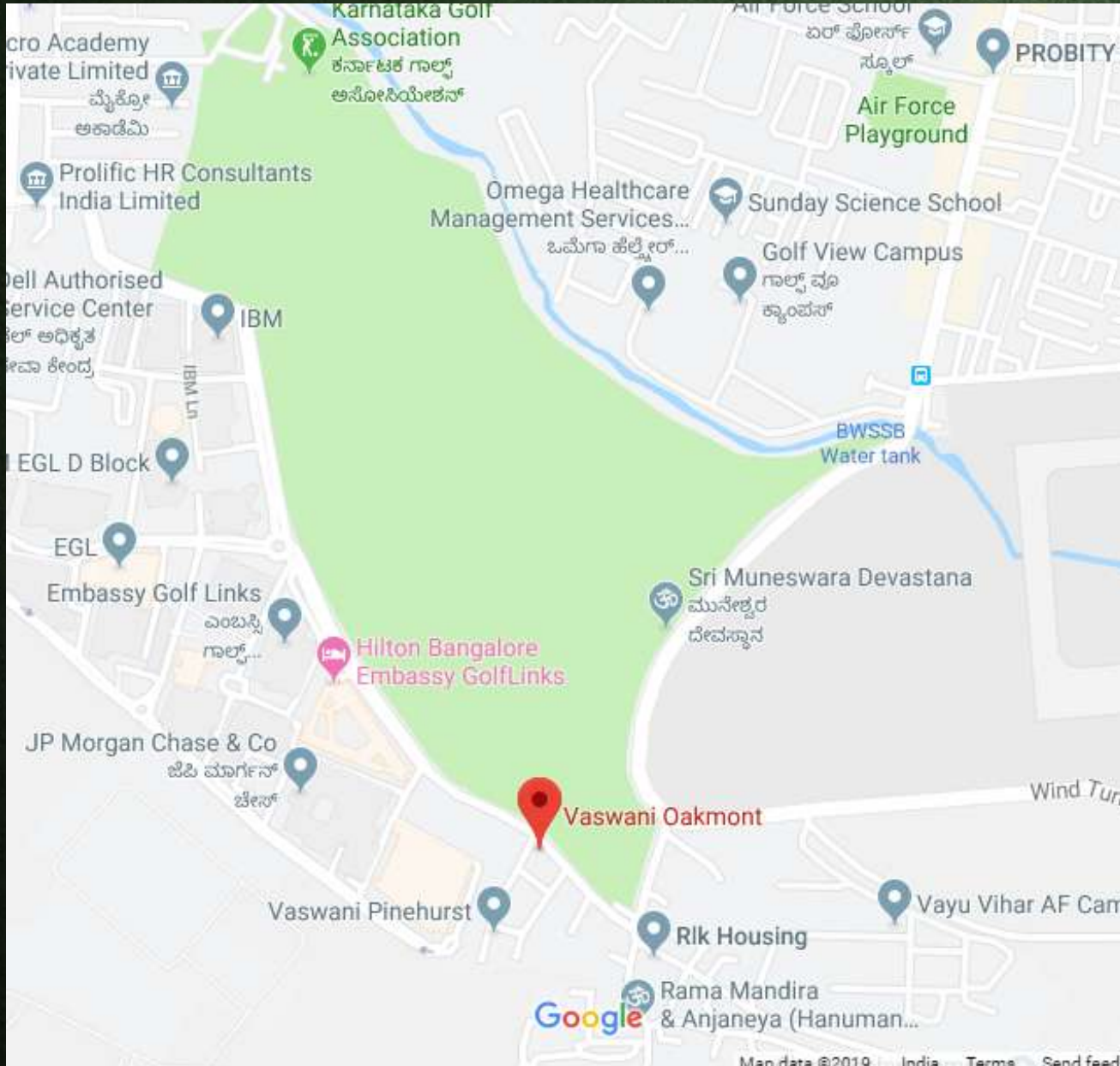
Average Floor Plate size: 7500  
square feet

Ready for fit outs : November 2021





# LOCATION



Strategically located near the Embassy Golf Links Business Park, Bangalore directly overlooking the KGA Championship Golf Course.

Centrally located and easily accessible from all parts of Bangalore.

This region primarily houses captive units of major IT/ ITeS and BFSI companies like IBM, Goldman Sachs, Yahoo, 24x7 Customer, Microsoft, ANZ, Target Corporation, J P Morgan & others

Google Navigation-  
<https://goo.gl/maps/tWnq9SxN3weeD9AW9>



# DISTANCE TO KEY LOCATIONS

The infrastructure development in and around the project in a prime near-CBD location offers multiple access points to reach key destinations in the city.

Key Locations	Distance in Kilometers
Koramangala	5.7 kms
Indiranagar	5.5 kms
MG Road	7.5 kms
City Railway Station	13 kms
ORR	9.8 kms
Whitefield	11 kms
Bangalore International Airport	43 kms



# KEY HIGHLIGHTS

- The project offers excellent advantages, considering the location & great connectivity to all parts of the city.
- Reasonable size floor plates
- Car parking ratio of 1 car park for every 800 square feet
- Warm Shell lease options with 100% power back-up and high-side air-conditioning
- Available either as a multi-tenanted facility, or as an independent building that would appeal to companies that can become a part of the ecosystem created by the Embassy Golf Links Business Park and the Hilton Hotel next door



# KEY DETAILS

Item	Details
Total Area in square feet	30,000 square feet
Total Floors	Ground and 3 Upper floors
Number of Car Parks	Up to 38 car parking slots (multi-level parking)
Power	Up to 300 KVA
Generator Back up	100%
Lifts	2
Façade	Glazing as per elevation



# FLOOR AREAS

THIRD FLOOR – 7950 SQUARE FEET

SECOND FLOOR – 7950 SQUARE FEET

FIRST FLOOR – 7470 SQUARE FEET

GROUND FLOOR – 6630 SQUARE FEET

BASEMENT FLOOR



# SPECIFICATIONS

Construction	
Foundation	RCC footing
Super Structure	Framed Structure with Flat Slab
Internal Walls	100 mm Solid Concrete Blocks
External Walls	200 mm Solid concrete blocks
Roof	Reinforced Cement Concrete

Flooring Finishes	
Entrance Lobby @ Ground Floor	Granite/ Marble of 20 mm thickness
Upper Floor Lift & Staircase Lobbies	Granite Slab
Staircase	Granite up to first floor mid-landing and thereafter Kota stone
Toilets	Vitrified Tiles 2' x 2'
Office Area	Granolithic Flooring



# SPECIFICATIONS

Cladding	
Lift Lobbies	Granite Tiles 20mm thick as per design up to 8' high
Staircase	Granite skirting for 4" high
Toilets	Vitrified Tiles 2' x 2' up to 8' high

Doors & Fittings	
Main Entrance Door	Glazed Door & Stainless Steel Hardware
Toilet doors	Readymade door & Stainless Steel
Other Doors	African Teak wood frame with OST/ BSC Flush Door & Stainless Steel Fittings
Electrical Panel door	Mild steel door
Lift Machine Room	Mild steel door

Windows & Ventilators	
Windows	Aluminum Side hung or Sliding Windows
Ventilators	Aluminum frame with Glass louvers



# SPECIFICATIONS



VASWANT

Railings	
Staircase	Mild steel Handrails

Plastering	
Internal walls	Cement Mortar with lime rendering
External walls	Plaster sponge finished
Basement Ceiling & Walls	RCC Finish
External Finish	Combination of Aluco bond/ Glazing on Front side and Texture Paint or Exterior Emulsion paint on other three sides.

Painting	
Exterior	Exterior Emulsion Cement Paint or Texture Paint
Interior walls	Premium Emulsion Paint (only for common areas )
Toilet & other doors	Enamel paint
Grills and Railings	Enamel paint



# SPECIFICATIONS

Sanitary Wares	
EWC	White colour –Wall mounted
Wash basin	White colour –Counter Basin
Urinals	Large Flat Back
CP fittings	Premium range plumbing Fixtures.

Elevators	
Passenger Lift	2 Numbers Automatic Elevators



# SPECIFICATIONS

Electrical Fittings	
Wiring	Concealed Conduiting & PVC insulated copper Wiring only for Basement & Common Areas
Switches	Modular Switches & Switch Plates for Basement & Common Areas
MCB's & ELCB's	One number for each circuit for Basement & Common Areas
Network Cabling	Conduits laid in the slab and the openings provided at corner of the Grid
Generator	Back-up Diesel Generator as feasible for 100% power back-up
Air-conditioning	VRV air conditioning
Transformer	As per feasibility
Light Fixtures	For Common Areas



**Gallery**













VASWANI

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**DISCLAIMER:** This information module is purely conceptual in nature and not a legal offering. All images used herein are for representational purposes only.

Vaswani Group reserves the right to make changes in the plans, specifications and other project parameters.



# ABOUT VASWANI

Over the last 33 years, we have developed residential, commercial, retail and hospitality driven real estate across Bangalore, Mumbai, Pune and Goa.

In 1985, we embarked on a journey to offer global-standard residential solutions for the discerning home buyer as well as turnkey commercial solutions for Indian and multinational firms. From resplendent housing to upscale commercial, our equity is strengthened with a proven and credible track record having developed close to 8 million square feet of built up area in the verticals of Residential, Commercial, Retail and Hospitality.

We are committed to constantly refining our skills with an ever present emphasis on transparency.